



# *PARKS AND RECREATION COMMISSION AGENDA REPORT*

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MEETING DATE: MARCH 24, 2004

ITEM NUMBER: 7a

**SUBJECT: TEWINKLE PARK SKATE PARK DESIGN REVIEW**

**DATE: MARCH 4, 2004**

**FROM: WILLIAM J. MORRIS, PUBLIC SERVICES DIRECTOR  
STEVEN E. HAYMAN, ADMINISTRATIVE SERVICES DIRECTOR**

**PRESENTATION BY: WILLIAM J. MORRIS**

**FOR FURTHER INFORMATION CONTACT: WILLIAM J. MORRIS at (714) 754-5343**

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## **RECOMMENDATION**

Staff recommends that the Parks and Recreation Commission:

1. Approve Concept Plan #2 for construction of a Skate Park at TeWinkle Park (Attachment 4); and,
2. Approve the removal of one existing tree, with the condition that one 24-inch box tree and two 15-gallon trees be planted at the new Skate Park site; and,
3. Direct staff to proceed with the adoption of the initial study/negative declaration (Attachment 6).

## **BACKGROUND**

The recently approved and adopted Parks and Open Space Master Plan update identifies a need in the City for the installation of several medium sized skate park facilities. This determination was made after extensive input was received from the public in preparation of the document.

At the August 27, 2003 meeting, the Parks and Recreation Commission approved the updated TeWinkle Park Master Plan, which contained a reservation for a possible skate facility at the northeast corner of Junipero Drive and Arlington Drive. At the September 22, 2003 meeting, the Planning Commission approved the environmental documentation for the update of the TeWinkle Park Master Plan, which included a provision for a skate park facility at the mentioned location.

At the meeting of October 20, 2003, City Council approved TeWinkle Park as the City's first permanent skate park, and directed staff to initiate design and development of the project. The proposed site is in the general location of the northeast corner of Arlington Drive and Junipero Drive. Direction at that meeting also included the design of a maximum 15,000 square foot skating area, investigation of parking, and consideration of a restroom option. Selected minutes from this meeting are attached (Attachment 1).

At the January 5, 2004 meeting, City Council awarded a contract for the conceptual and final design of the skate park to Purkiss-Rose RSI. As a part of this contract, Purkiss-Rose RSI is required to develop several concept plans, and to conduct a community meeting to receive input on the proposed design as it relates to the selected location. From this meeting, and utilizing the input received from the community, a draft environmental determination could then be made. The consultant contract also provides for a parking study to be conducted in the area.

## **ANALYSIS**

### **GENERAL DESIGN**

A community meeting was held on February 18, 2004, to receive input on the two different concept plans developed by the City's consultant. All properties within 500 feet of the boundary of the TeWinkle Park property, east of Junipero Drive were notified of the meeting (Attachment 2). The Mesa Del Mar Homeowners Association was also notified. Approximately thirty (30) individuals attended the meeting. A brief presentation was made by the consultant on the two concept plans (Attachments 3 and 4), and then the meeting was opened up for questions and answers. A list of questions raised at that meeting, as well as answers and general comments, are attached (Attachment 5).

At the community meeting, Concept #2 was the preferred plan of all attendees. The attendees felt that this plan provided the greatest amount of conformity and integration with the existing location, which has many mature trees and mounds of turf. This concept plan, as well as Concept Plan #1, orient the entrance to the Skate Park facility towards the existing parking lot on Arlington Drive. This design will allow for a drop-off area, as well as easy access for emergency and maintenance vehicles. Concept Plan #2 also locates the facility a significant distance away from the existing streets, thereby reducing its visual impact by passing motorists. Selected areas of landscaped mounding are also included in the concept plans to further integrate the facility into the surrounding site. Input from the Police Department has been received on the proposed landscaping/mounding in order to insure that the facility can be properly monitored from all areas.

Several features of the facility include a restroom building, with the ability to be accessed by all patrons of TeWinkle Park, wrought iron fencing around the entire skate facility, and lighting for nighttime use. The skating features to be constructed in the park include areas for the beginning, intermediate, and more advanced skaters.

As mentioned previously, Concept Plan #2 was designed to most effectively integrate with the existing site, while preserving the greatest amount of existing open space in this area of the park. While the facility itself will be placed in approximately 25,000 square feet of area, only a small percentage of this is proposed to be constructed within the existing flat, open turfed area to the west of the Tennis Center. This flat, open area of turf is approximately one acre (43560 sq. ft.) in size, and is reduced by approximately 25% to accommodate the proposed skate park. Another 10% will be taken up by the proposed landscaped berms.

### **TREE REMOVAL**

Staff is requesting the removal of one eucalyptus tree at the site of the proposed skate park. This tree is located within the proposed footprint of Concept Plan #2, and was originally considered for incorporation into the interior of the skate park by creating a landscaped "island". However, staff is concerned with this type of tree, which has a tendency to drop branches in moderate to heavy winds. Therefore, for safety reasons it is proposed for removal. The project calls for the installation of ten (10) new 15-gallon trees, which is significantly more than the City's 3 to 1 replacement standard.

### **PLANTING PALLETE**

Landscaped berms are proposed to be installed near the northwest corner of the facility. These features will be landscaped with plant species from the following list:

#### **Ground Cover:**

Trechelospermum jasminoides, Star Jasmine  
Gazania spp., African Daisy  
Festuca glauca, Blue Fescue (use inside skate area or at entrance as needed)  
Rock Cotoneaster, Cotoneaster horizontalis  
Vinca major, Periwinkle

**Shrubs:**

Carissa grandiflora, Natal Plum  
Echium fastuosum, Pride of Madiera  
Pyracantha spp., Fire Thorn  
Euonymus japonicus, 'Golden Euonymus'  
Phormium hybrids, Dwarf Flax, various spp.  
Dietes spp., Fortnight Lily  
Strelitzia reginae, Bird of Paradise  
Limonium perezii, Sea Lavender  
Lavandula spp., Lavender, various spp.

**Trees:**

Entrance Tree: Koelreuteria bipinnata, Chinese Flame Tree

Slope Trees: Bauhinia purpurea, Purple Orchid Tree  
Cassia leptophylla, Gold Medallion Tree

Screen Trees outside project boundaries in the park to provide light blocking and noise reduction to the north: Podocarpus gracilior, Fern Pine  
Tipuana tipu, Tipu Tree

**ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA) and the City's environmental processing procedures, an initial study/negative declaration was prepared (Attachment 6). This IS/MND reflects the independent judgment of the City of Costa Mesa and indicates that the proposed project could not have a significant impact on the environment. Furthermore, the evidence in the record as a whole indicates that the proposed project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.

The IS/ND is available for public review and comment from March 17, 2004 to April 5, 2004. Please refer to the IS/ND for the complete environmental analysis. The environmental analysis indicates that there are no significant impacts as a result of project implementation; therefore, no mitigation measures are proposed. Following is a brief summary of some of the environmental issues related to the proposed skate park.

A. Parking- One of the reoccurring concerns raised at the community meeting was parking. Some indicated that the existing parking in the area is completely taken during normal evening and weekend use at the park. During early February 2004, staff conducted a parking survey of the Arlington Drive parking lot, the Junipero Drive Tennis Club parking lot, and on-street parking on the east side of Junipero Drive, adjacent to the skate park site (Attachment 7). Surveys were conducted at different times of the day and different days of the week to determine the availability of parking in the area of the skate park. This parking survey shows an average of approximately 39 spaces were used amongst the three locations (out of a total of 140 available), not including handicapped spaces, on most days. On the most crowded days and times, a total of 69 spaces were used in the three areas. The parking lot next to the Bark Park used 44 spaces during this time.

City staff has also recently conducted a study of skate parks similar in size to the 15,000 sq. ft. Costa Mesa facility, in order to determine the amount of parking needed. This study (Attachment 8) indicates that a total of 30 spaces would be needed at times of peak demand.

Based on these studies, staff has therefore determined that, if peak demand occurs simultaneously for the Skate Park and Bark Park, a total of 74 parking spaces would be needed to accommodate them in the Arlington Drive lot (30 for Skate Park and 44 for Bark Park). This demand would occur infrequently. However, to meet this potential peak demand, staff has redesigned the existing Arlington Drive parking lot to accommodate 75 parking

places, plus 4 handicapped stalls (Attachment 9). An additional 89 spaces are available in the Junipero Drive east parking lot (55 spaces near the Tennis Center) and on the east side of Junipero Drive (34 spaces) for any “overflow”, and for additional park uses such as the Tennis Center.

B. Lighting and glare- The proposed lighting at the Skate Park is not expected to impact the area, as the lights will be on a smaller scale than the adjoining Tennis Center, and will be turned off no later than 10:00 p.m.

C. Noise- The skate park is expected to generate less noise than the adjacent Tennis Center.

D. Traffic- The skate park is expected to generate 100 vehicles per day, based on a capacity in excess of 50 skaters using the facility at any one time. It is expected that a number of the users will arrive and depart on foot, by skating, or by bicycle. Based on expected traffic generation figures for the skate park, and the existing traffic in the area, it has been determined that the existing streets have adequate capacity to handle the traffic, even at peak travel times. Also, no additional traffic controls, such as traffic signals or stop signs, are needed at the intersection of Arlington Drive and Junipero Drive.

## **ALTERNATIVES CONSIDERED**

The Commission may determine additional impacts of the project, and require mitigation measures in order to reduce or eliminate the impacts.

The Commission may also determine that a different concept is more appropriate for the site, and direct staff in this regard. However, development of additional alternatives would delay the final design and construction of the project.

## **FISCAL REVIEW**

Adequate funds have been allocated by City Council to design and construct either of the concept plans presented by the consultant.

## **LEGAL REVIEW**

No legal review is required for this project approval.

## **CONCLUSION**

Two concept plans have been developed by the City’s consultant for consideration of a skate park in TeWinkle Park. An initial study/negative declaration was prepared for the proposed skate park. No significant environmental impacts were identified; therefore, no mitigation measures are proposed.

Staff recommends direction to proceed with the implementation of Concept Plan #2 for the Skate Park in TeWinkle Park, approval of the removal of one existing tree at the site, and the adoption of the initial study/negative declaration (Attachment 6) for the project.

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**WILLIAM J. MORRIS**  
Public Services Director

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**STEVEN E. HAYMAN**  
Administrative Services Director

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**MARC R. PUCKETT**

Director of Finance

Attachments:

1. [Excerpts of Minutes of October 20, 2003 City Council Meeting](#)
2. [Notice of February 18, 2004 Community Meeting](#)
3. [Concept Plan #1](#)
4. [Concept Plan #2](#)
5. [List of Questions, Answers, and Comments from February 18, 2004 Community Meeting](#)
6. [Environmental Review of Project](#)
7. [Survey of Existing Parking Demands for TeWinkle Park, East of Junipero Drive](#)
8. [Parking Study-Expected Demand for a 15,00 Sq.Ft. Skate Facility](#)
9. [Proposed Arlington Drive Parking Lot Layout](#)

c: City Council Members  
Allan L. Roeder, City Manager  
TeWinkle Park Skate Park Staff Committee Members  
Mesa Del Mar Homeowners Association  
Costa Mesa Bark Park Volunteer Committee